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Punjab & Sind Bank

(A Govt. of India Undertaking)

Where service is a way of life

Branch Office: - ARB Mumbai **Regional Office** : Fort, Mumbai

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / Charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on **" As is Where is ", "As is what is", and "Whatever there is" basis** on the date as mentioned in the table herein below, for recovery of its dues to the Bank, Secured creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties/Assets.

DATE & TIME OF E-AUCTION: 05.10.2026 BETWEEN 12.00 PM TO 2.00 PM

EMD SUBMISSION -ON OR BEFORE 03.10.2026 – 5.00 PM

Sl. No	Name of the Borrower/Guarantor	Demand Notice Date	Reserve Price (Rs.)	Description of the property	Property inspection Date & Time	QR code for e-auction website	QR code for location of the property	QR code for images of the property
		Outstanding Amount (Rs) +future interest & other expenses thereon.	EMD amount and date					
			Bid increment amt.					

1	**<u>Borrower(s):</u>** **M/s Chickbro Farms Pvt Ltd** **<u>Guarantor(s):</u>** 1.Mrs. Prajakta Mukesh Jadhav 2.Mr. Ganesh Krushnanath Murkute 3.Mr. Yashwant Jagannath Murkute 4.Mr. Mukesh Lahu Jadhav (Mortgagor) 5.Mrs. Mangal Lahu Jadhav (Mortgagor)	Notice Date: 23.06.2023 for Rs.1,79,96,983.00 + future interest and costs from 01.06.2023 Balance o/s Rs.2,64,48,649 /- plus litigation expenses as on 30.06.2026 & further interest and cost thereon from 01.07.2026	**MRP:** Rs.345,00,000/- **EMD:** Rs.34,50,000/- and Rs.3,45,000/-	**(Common property Mortgaged in to both the accounts –** **(S. No.1 & 2)** All that part and parcel of the property consisting of Gat No.119, admeasuring 03H 83 Aar of Javjibuvachwadi , Tal Daund, Pune comprising of approx 412225 sq ft within the limits of gram panchayat Kasurdi and within registration district of Pune and sub registration district of SRO Kedgaon Tal Daund Dist Pune. Bounded: On the North: Gat No.123 On the South: Odha & Gat No. 117 On the East: Odha On the West: Adj.Property of Mr. Rajwade	22.09.2026 12.00 PM to 2.00 PM			

				and Mr.Chavan				
2	**<u>Borrower(s):</u>** **M/s Mamta Enterprises** **<u>Guarantors:</u>** 1.Ms. Jyoti Lahu Jadhav 2.Mr. Mukesh Lahu Jadhav (Mortgagor) 3.Mrs. Mangal Lahu Jadhav (Mortgagor)	Notice Date: 09.03.2023 for Rs.2,56,37,047.26+ future interest and costs from 01.03.2023 Balance O/s Rs. 3,82,82,569 /- plus litigation expenses as on 30.06.2026 & further interest and cost thereon from 01.07.2026						
3	**<u>Borrower(s):</u>** **M/s Nebula Automotive Pvt Ltd** **<u>Guarantor(s):</u>** 1. Mr. Sukhdev G Asnani 2.Mrs.Deepika S Asnani	Notice Date**:** 08.01.2018 for Rs. 2,32,73,758.48/-+ future interest and costs from 01.12.2022	**MRP:** **Property 1** Rs. 55.06 Lakh **Property 2** Rs. 56.70 Lakh	**Property 1** Commercial Office No.9, 4th floor, “Kamal Chambers”, CTS No.38, Opposite to Amerson’s shop, Near Mahaveer Chowk, MG Road, Mouje-	22.09.2026 02.00 PM to 4.00 PM			

		Balance o/s Rs. Rs. 6,72,56,696.60 + Litigation expenses plus litigation expenses as on 30.06.2026 & further interest and cost thereon from 01.07.2026	**EMD:** Property 1-Rs.5.51 Lacs **Property 2- Rs. 5.67 Lacs** **Bid increment amt.-** **Property 1** Rs. 55,060/- **Property 2** Rs. 56,700/-	CAMP, Tal. Haveli Dist – Pune- 411001 **Property 2** Commercial Office No.10, 4th floor, “Kamal Chambers”, CTS No.38, Opposite to Amerson’s shop, Near Mahaveer Chowk, MG Road, Mouje-CAMP, Tal. Haveli Dist – Pune- 411001				
Name & contact of Authorized Officer: Mr.Manish Jha, Mobile: +91-9830194674								

Known Encumbrance- NIL

For detailed terms and conditions of e-auction sale please refer to the link provided below-

1. https://www.baanknet.com.

Date: 28.08.2026

Place: Mumbai

Sd/-
Authorised Officer
Punjab and Sind Bank

TERMS AND CONDITIONS OF E-AUCTION SALE NOTICE

1. The e-Auction is being sold on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

2. Compliance of all the rules/formalities in respect to transfer of title, Payment of all type of dues/stamp duty/charges/any amount payable to Registering or any other statutory authority, will be the sole responsibility and liability of Successful Bidder.

3. To the best of knowledge and information of the Secured Creditor/Authorized Officer, there is no encumbrance on the above said property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/rights/dues/effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

4. The property will be sold by e-auction through the service provider https://baanknet.com under the supervision of the Authorized officer of the Bank.

5. EMD Payment: The intending Bidders/Purchasers are requested to register on portal https://baanknet.com/e-auction-psb/bidder-registration using their email-id and mobile number. Further, they are requested to do the profile registration after completing KYC with Digi locker, photo verification using Selfie-KYC and account number verification using Penny-drop KYC. Once the KYC documents are verified by e-auction service provider the registration is made successful on the same day, the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet account before the date of auction. Intending bidder shall have a valid email address and should register their name/ account by login to the website of the aforesaid service provider.

6. Bidder’s e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding.

7. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. **Ten minutes** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **ten minutes** to the last highest bid, the e-auction shall be closed.

8. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

9. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider.

10.The secured asset shall not be sold below the reserve price.

11.The successful auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorised officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder to the Bank shall be forfeited and Authorised Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

12.Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and /or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder to the Bank shall be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

13.Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax act 1961 and TDS is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

14.Successful bidder is required to deduct & deposit TDS as per Section 393(1) [Table: Sl. No. 3(i)] of the Income Tax Act, 2025 (erstwhile Section 194-IA of Income Tax Act, 1961) on the sale proceeds of the immovable properties sold by the Bank under SARFAESI Act, 2002, incorporating the name and PAN of the owner/mortgagor of the immovable property while furnishing the Form 141 (erstwhile Form 26QB). TDS is to be deducted in cases where sale consideration is more than ₹50 Lakh. TDS is to be deducted at the rate of 1% of the entire sale consideration.

15.No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder.

16.The Authorised Officer reserve the right to accept any or reject any/all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

17.The sale certificate shall not be issued pending operation at any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against issue of sale certificate. Further, no interest shall be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, shall be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the same shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer/Bank.

18.The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours.

19.The properties are being sold on **"As is where is"**, **"As is what is"** and **"Whatever there is"** basis and the intending bidders should make their own discreet independent inquires& verify the concerned Registrar/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/right/dues/charges of any authority such as Sale tax, Excise/GST/Income Tax beside the Bank's Charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitted their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale for charges/encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid.

20.The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc., owing to anybody prior and future.

21.The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorised Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees id any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

22.The bidder should ensure proper internet connectivity, Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason/contingencies affecting the e-auctions.

23.In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorised Officer of the concern branch only. The Sale is subject to confirmation by the Secured Creditor Bank.

24.The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorised Officer on Tel No/Mobile No. +91- 9830194674.

THIS NOTICE IS ALSO TO BE TREATED AS 30 DAYS STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (L/Rs) UNDER RULE 8(6) SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Date: 28.08.2026

Place: Mumbai

Sd/-
Authorised Officer
Punjab and Sind Bank